

STATE OF UTAH

**POINT OF THE MOUNTAIN
DEVELOPMENT COMMISSION**

Purposes of the Effort (HB 318)

- Maximizing job creation
- Ensuring a high quality of life for residents in and surrounding the project area
- Strategic residential and commercial growth
- Preservation of natural lands and expansion of recreational opportunities
- Provision of a variety of community and housing types that match workforce needs
- Planning for future transportation infrastructure and other investments to enhance mobility and protect the environment



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**Envision
Utah** How we grow matters.

FEHR  PEERS

 **FREGONESE**
ASSOCIATES



HORROCKS

ENGINEERS

 **SHERWOOD**
DESIGN ENGINEERS

RCLCO

SWCA
ENVIRONMENTAL CONSULTANTS

ZIONS®



PUBLIC FINANCE

Phase 1

- Public and stakeholder engagement
- Research: markets, demographics, best practices
- Conceptual vision/goals

DELIVERABLES:

- Conceptual vision/goals
- Analysis of best practices, markets, etc.

Phase 2

- Scenario development and modeling
- Public and stakeholder input on scenarios

DELIVERABLES:

- Well-analyzed scenarios and findings
- Initial financing concepts

Phase 3

- Funding strategy
- Vision development
- Implementation underway
- Final Report

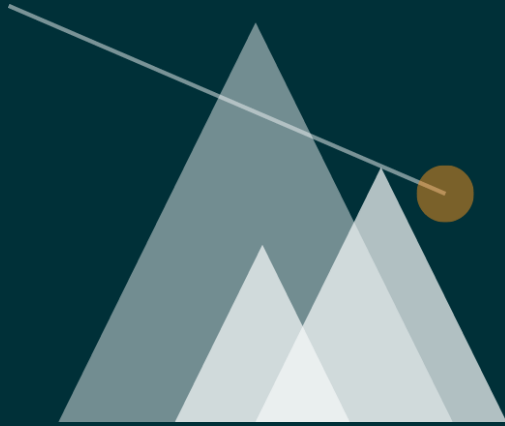
DELIVERABLES:

- Vision and implementation plan
- Implementation underway

Phase 1

- Public Input
- Stakeholder Input
- Technical Research





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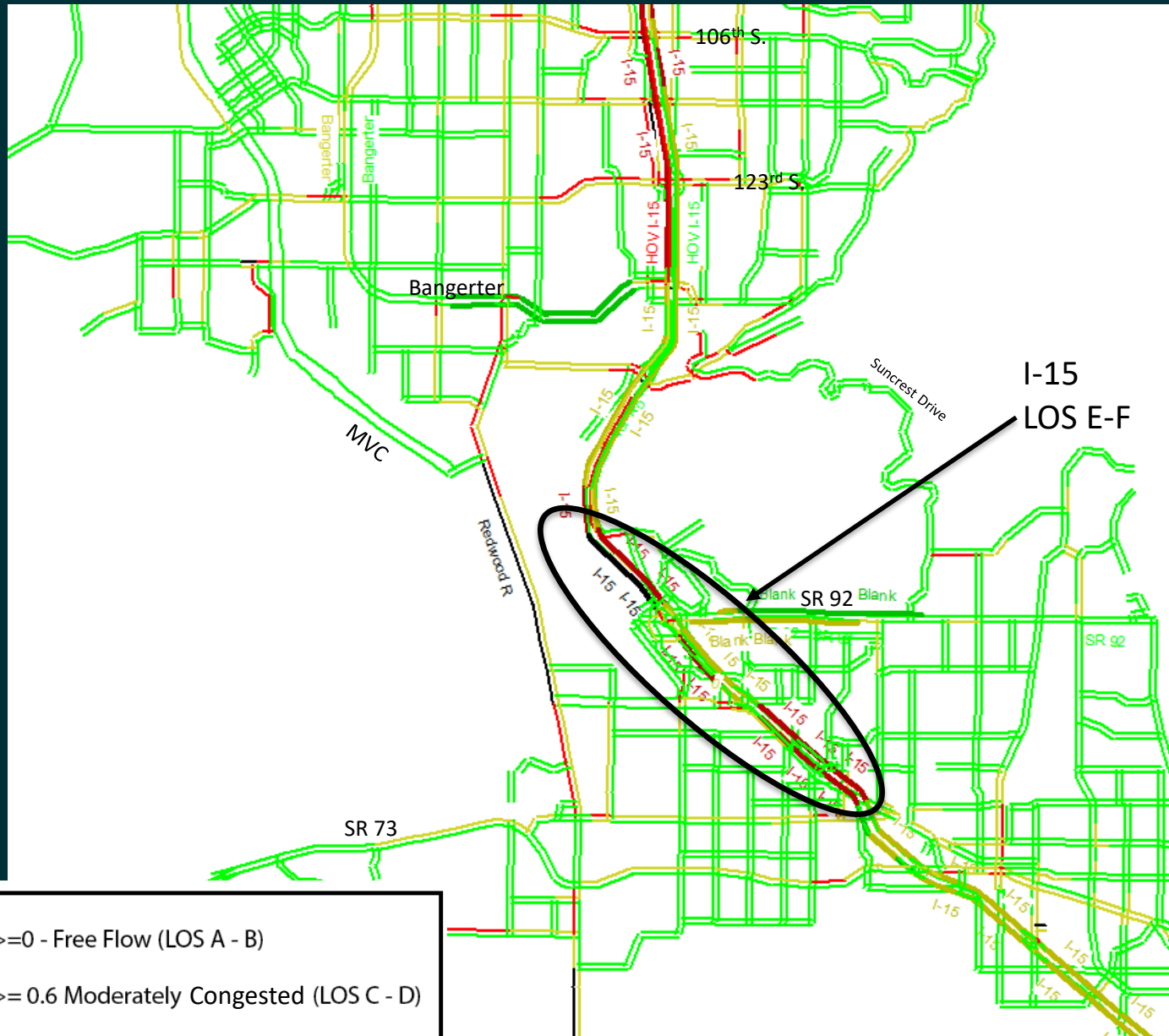
Phase 1 Key Findings

Transportation & Infrastructure

Finding #1:

Transportation is viewed as the biggest
challenge.

WFRC Travel Demand Model 2014



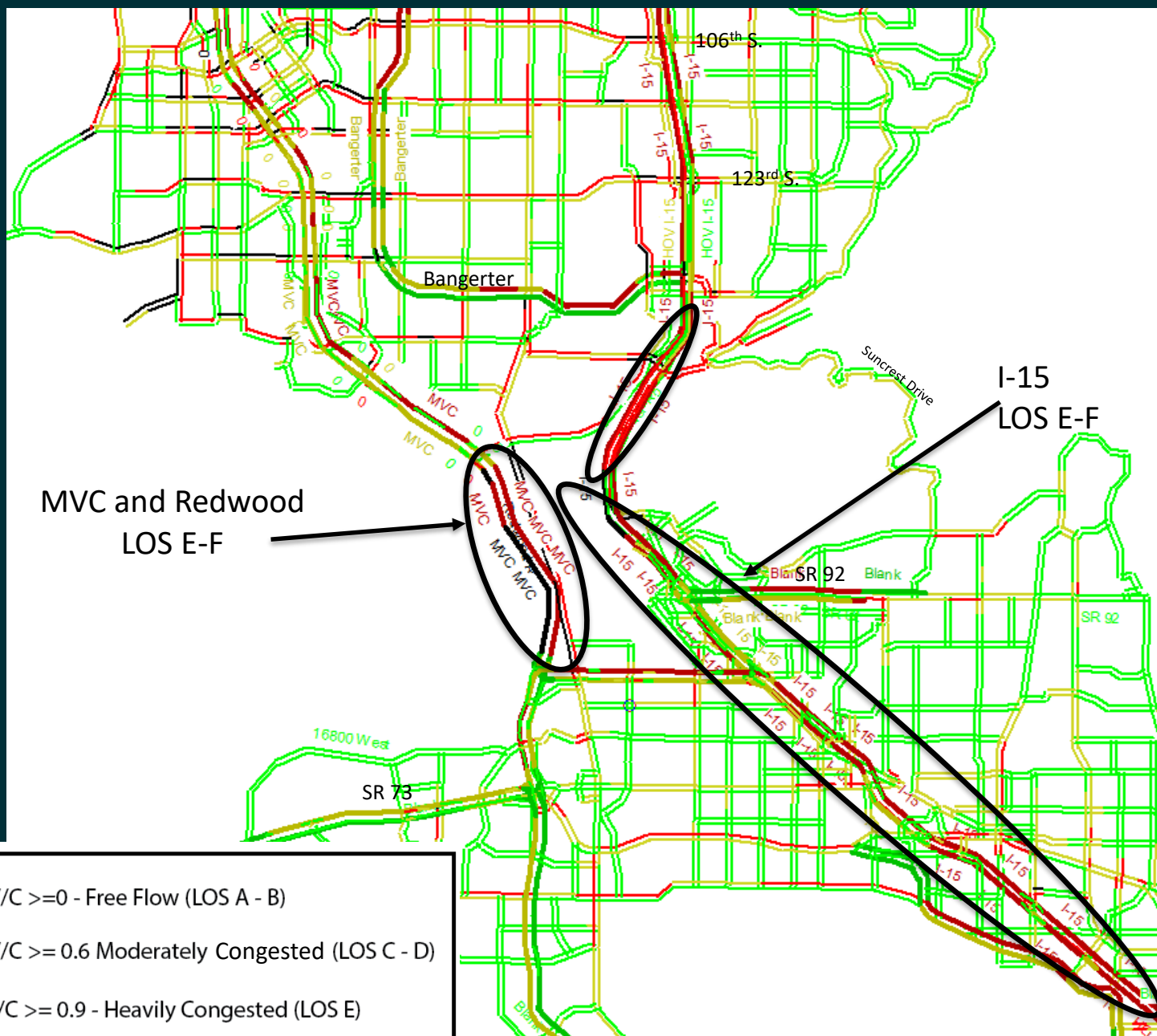
**Salt Lake County 2050
Population: 1.5M
People?**

**Utah County
2050 Population:
1.3M People?**



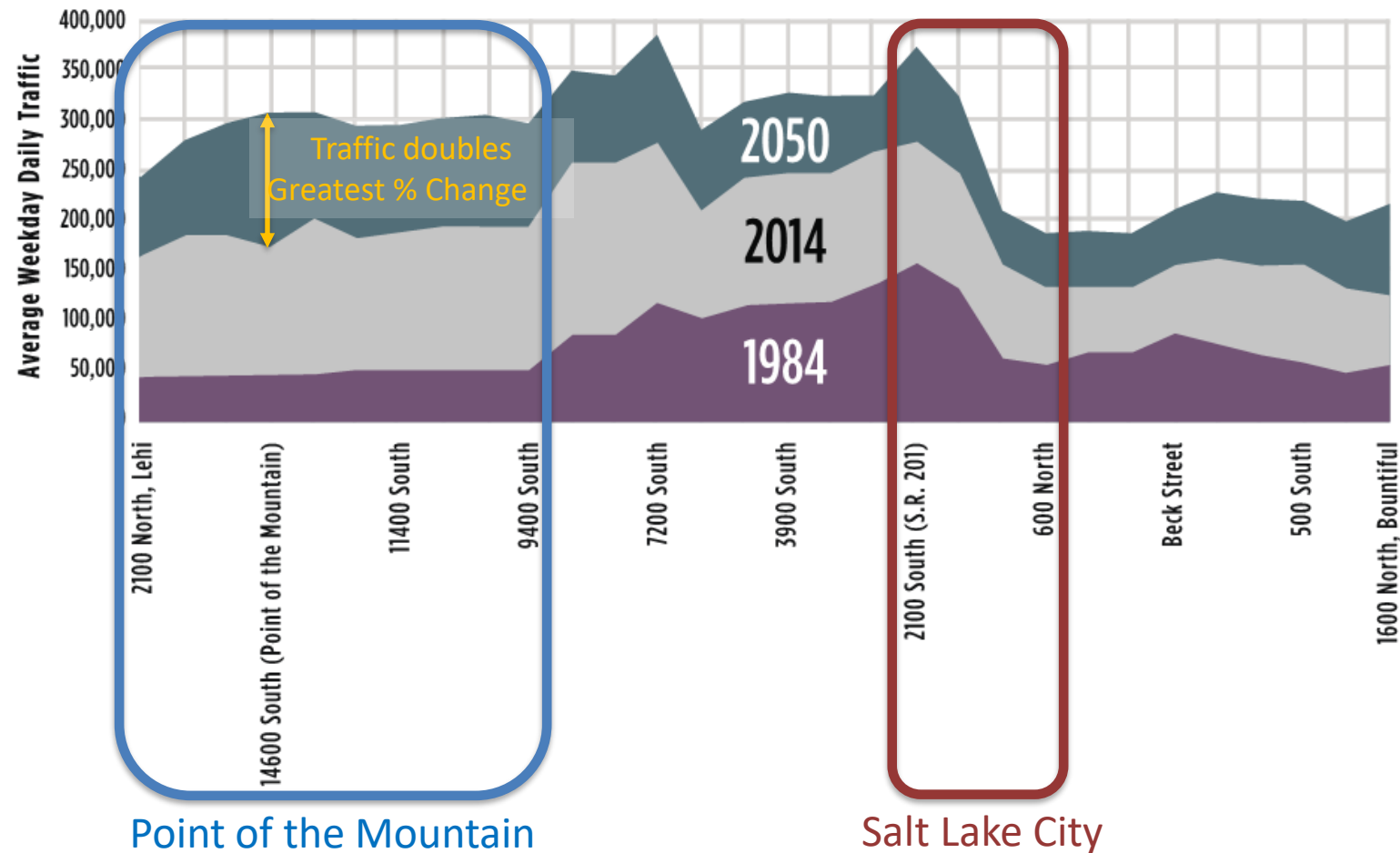
WFRC Travel Demand Model 2040

- Assumes everything in the 2040 plan is built
- Does not assume major development at Point of the Mountain



- V/C ≥ 0 - Free Flow (LOS A - B)
- V/C ≥ 0.6 Moderately Congested (LOS C - D)
- V/C ≥ 0.9 - Heavily Congested (LOS E)
- V/C ≥ 1.2 - Severley Congested (LOS F)

Traffic on I-15 in 1984, 2014, and 2050 (Projection)



I-15 experiences the greatest percentage increase in traffic at Point of the Mountain.

How important are these transportation solutions?



Results from second online public survey (616 responses)

Transportation & Infrastructure

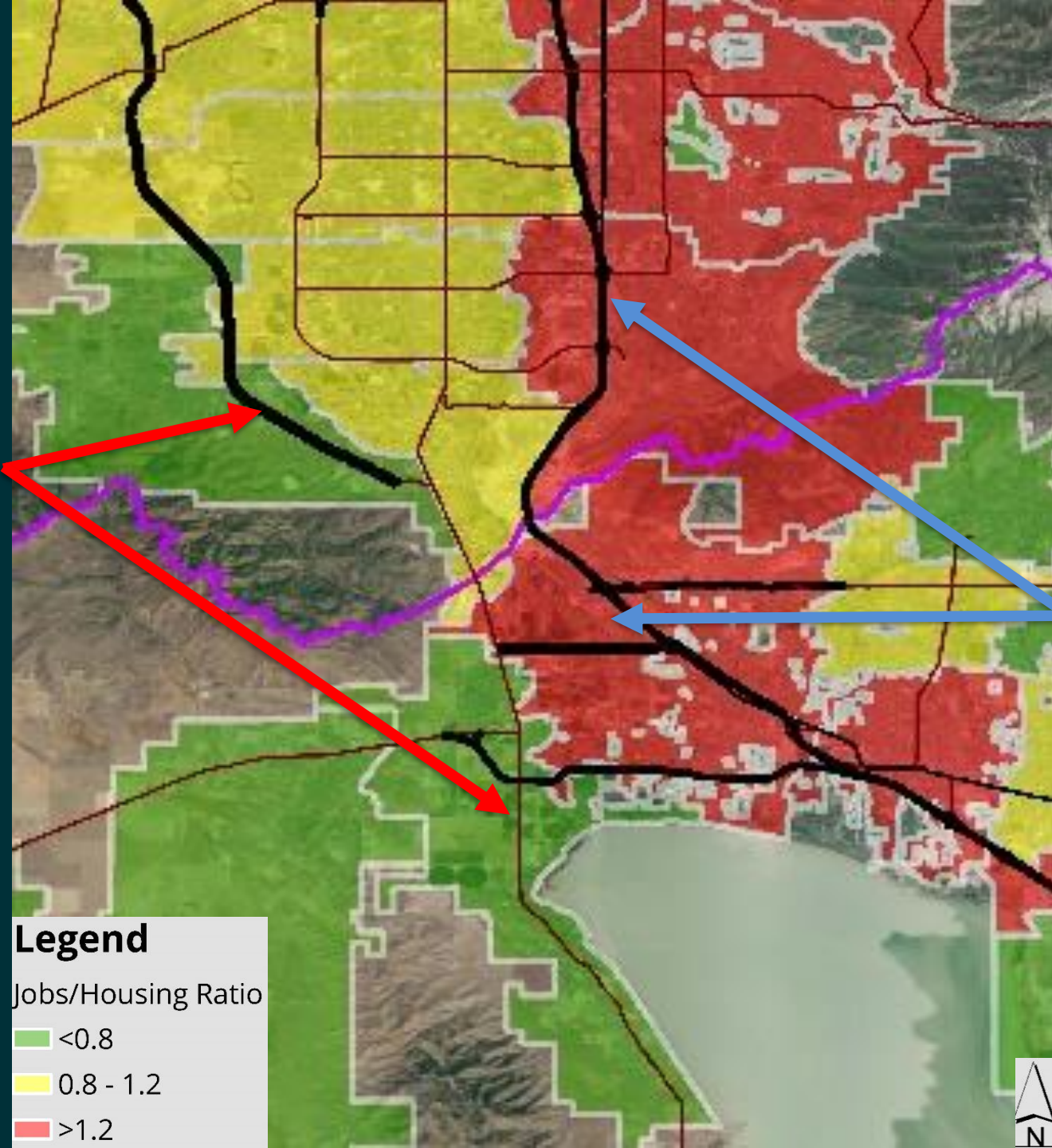
Finding #2:

Infrastructure investment decisions should take into account the impact on economic growth.

Example: When is Mountain View completed?

Housing is rapidly locating in western SLCo and UTCo

Lack of jobs/housing balance creates east-west traffic congestion.



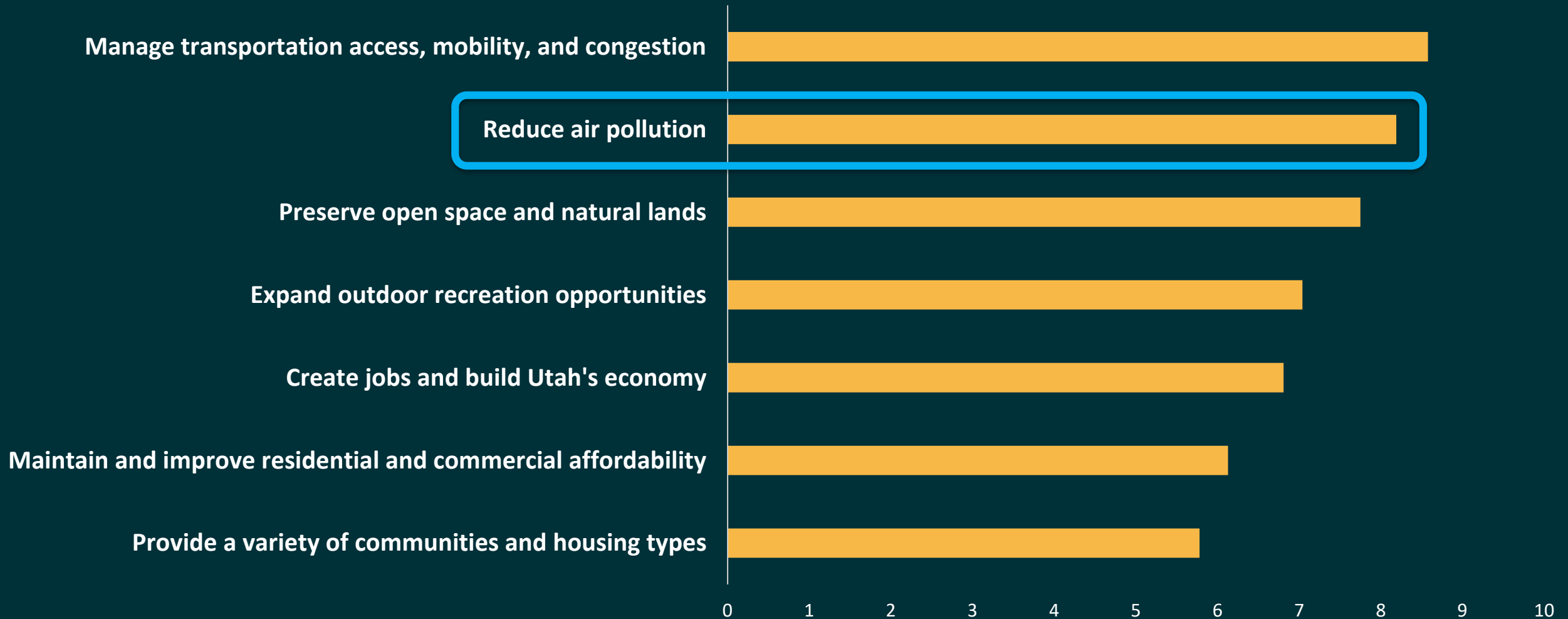
However, jobs will continue to locate near/around I-15

Quality of Life

Finding #1:

Utahns want significant steps taken to improve air quality, reduce emissions,
and demonstrate sustainability.

How important are these planning and development outcomes? (Scale from 1-10)



Results from second online public survey (616 responses)

Top Reasons You Might Move Away from Utah



Results from tech employee online survey (1200 responses)

Quality of Life

Finding #2:

Utahns and employers want convenient centers where they can live, work, and play.

Top Perceived Big Ideas

Public Input

Open space preservation/recreational opportunities	67
Planned, mixed-use/walkable communities	45
Major sports arena/stadium (MLB, NFL, etc.)	24
Theme Park (Lagoon, Disneyland, etc.)	24
Attracting high-tech businesses	17
Don't move prison/rebuild it where it is	16
Build TRAX lines/expand existing lines/other rail opportunities	15

Results from first online public survey
(339 open-ended responses)

Stakeholder Input

High-tech university, Stanford-like national-scale lab/research system	38
Greenspace	34
Mixed-use developments and live/work/play hubs	33
Innovative Transportation--electric vehicles, self-driving vehicles, etc.	26
Public Transportation	17
Recreation hubs for paragliding, skiing, mountain biking, Jordan River	14
Tax revenue for open space	13

Results from December stakeholder
kickoff (stakeholders brainstormed
issues, voted with stickers)

80% of workshop maps included major live/work/play hubs

CENTERS

A Pattern and Variety of Centers



NEIGHBORHOOD CENTERS



TOWN CENTERS



VILLAGE CENTERS



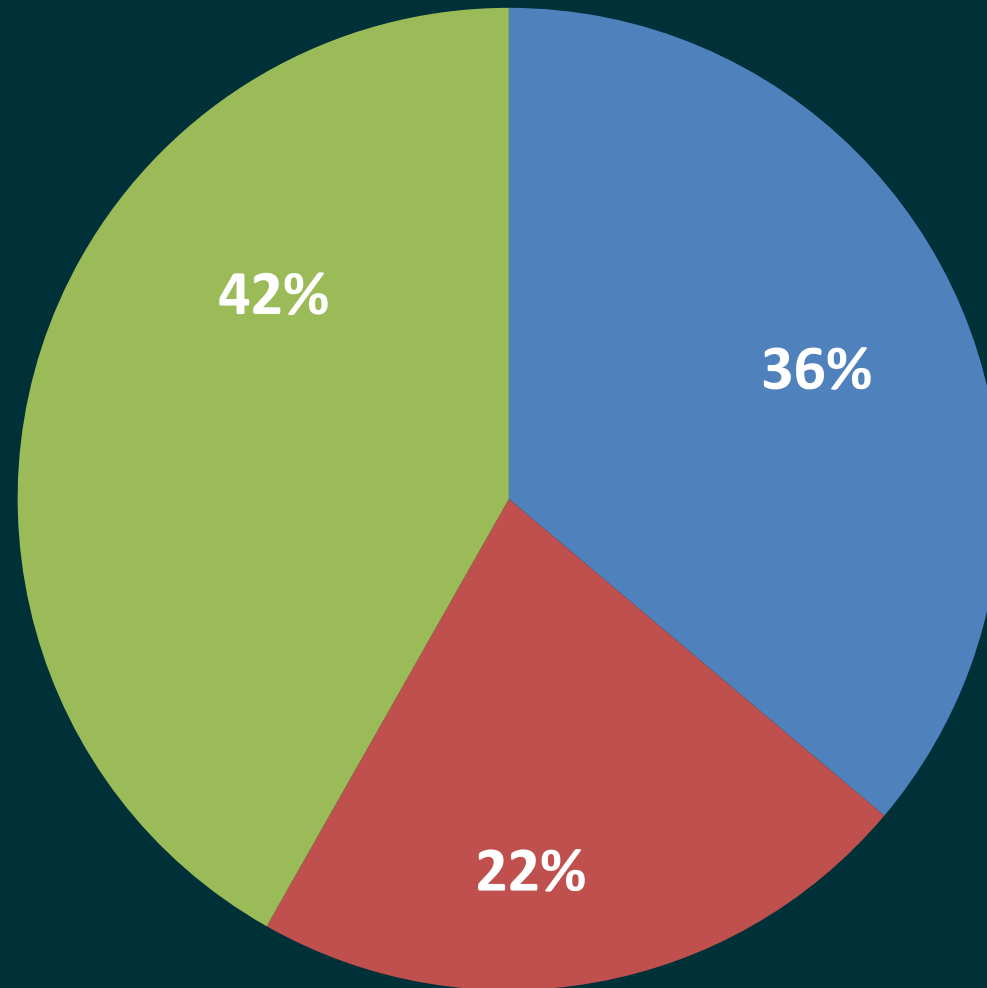
URBAN CENTERS

RCLCO Market-Driven Growth Scenario Housing Mix – Point of the Mountain 2017-2050

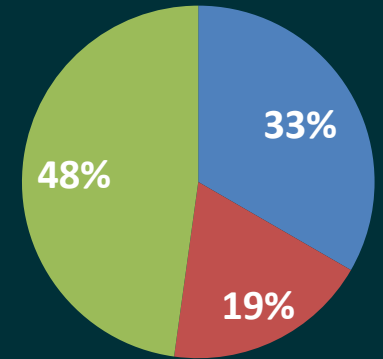
■ Single Family

■ Towhomes

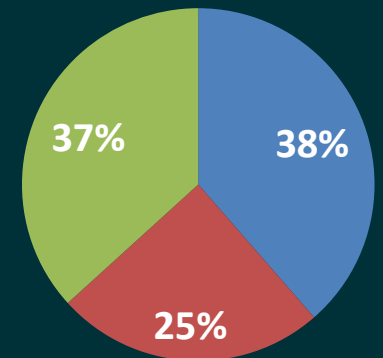
■ Multifamily



I-15



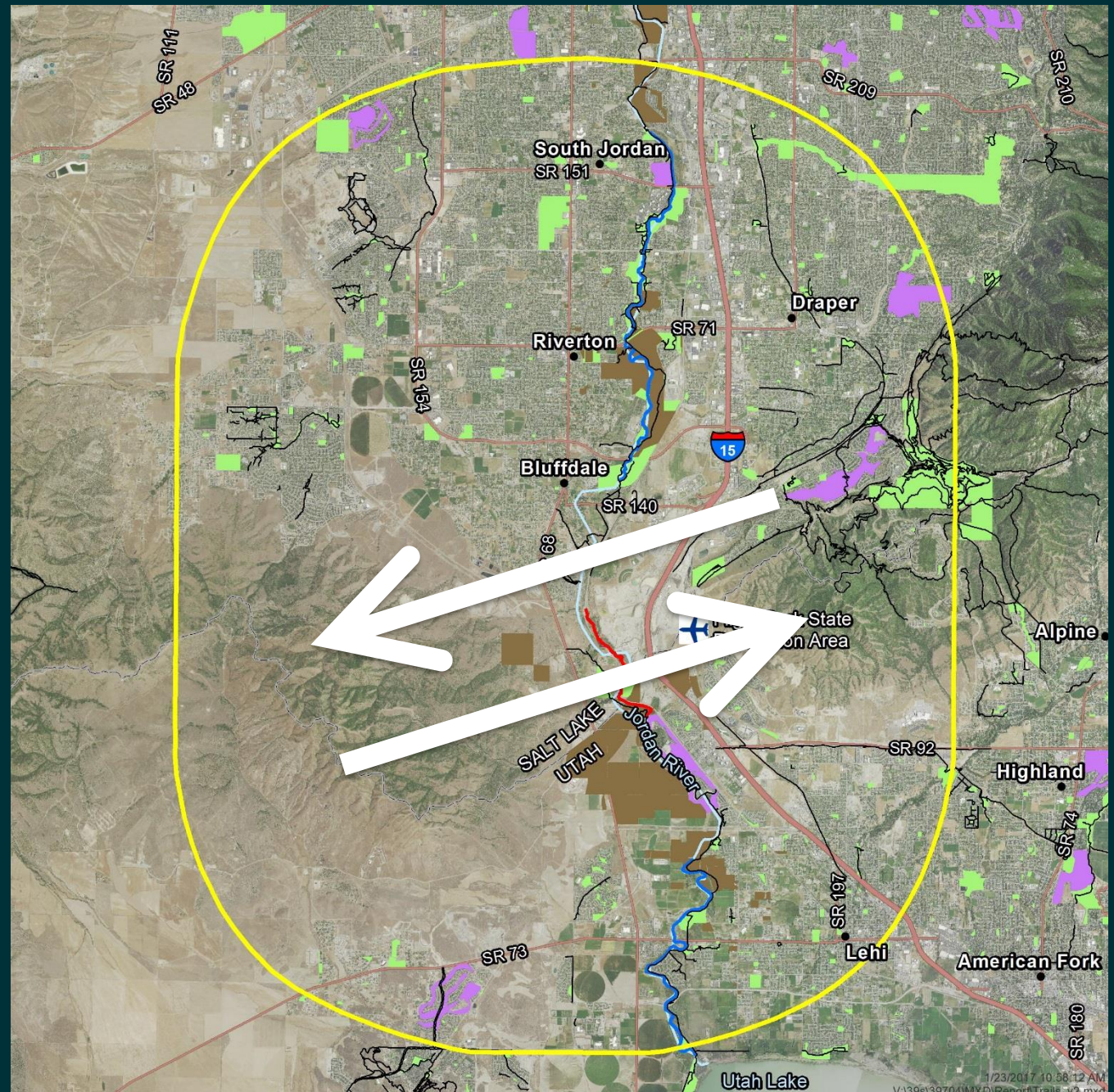
Mountain View



Quality of Life

Finding #3:

Connect the Wasatch,
Oquirrh, & Traverse
Mountains and the
Jordan River with a
network of trails and
open spaces.



POINT OF THE MOUNTAIN TIMELINE

Phase 2

Now – Summer

Summer – Fall

Fall – Winter 2017

**PHASE 2
LAUNCH**
Now – Summer
–
•Stakeholder
kickoff
meeting

•Advisory
committees/
stakeholder
groups

**BASELINE
SCENARIO
RELEASE**
Mid-Summer
–
•“Business as
Usual”
scenario

• Concepts for
alternative
scenarios

**BUILD
ALTERNATIVE
SCENARIOS**
Summer – Fall
–
•Modeling and
visualizing

•Advisory
committees/
stakeholder
groups

**SCENARIO
RELEASE**
Late Fall
–
•Online public
input

•Workshops/open
houses

•Stakeholder
input

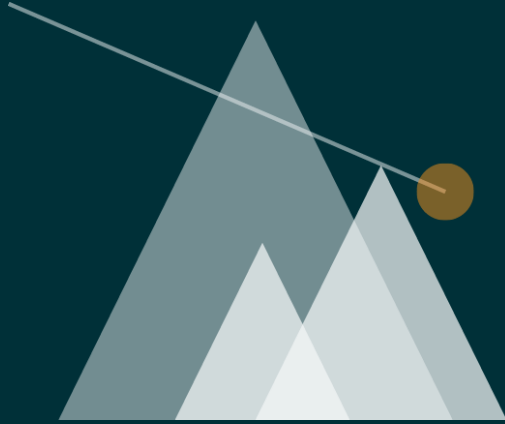
**BUILD
PREFERRED
SCENARIO**
Fall – Winter
–
•Modeling and
visualizing

•Advisory
committees/
stakeholder
groups

**PREFERRED
SCENARIO
RELEASE**
Winter
–

The full report and all appendices
are available online at
PointofTheMountainFuture.org

A survey is also live for public
comments on the report.



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